

Exhibit A
Deer Valley Estates Antioch
Detailed Project Description

Owner/Applicant	
Property Owner	Western State Company a CA LP Attn: Carl Zocchi 5075 Commercial Circle, Suite A, Concord, CA 94520 csz@zcproperties.com
Applicant/Developer	Blue Mountain Communities Attn: Mike Howl or Carlos Yanez 707 Aldridge Road Suite B Vacaville, CA 95688 707-471-7479
Design Team	
Engineer	Carlson, Barbee & Gibson, Inc Attn: Andrea Bellanca 2633 Camino Ramon, Suite 350 San Ramon, CA 94583 925-866-0322
Soils Engineer	Engeo, Inc 17278 Golden Valley Parkway Lathrop, CA 95330 209-835-0610
Architect	KTGY Architecture + Planning Attn: Jonathan Jaeger 1814 Franklin St, Suite 400 Oakland, CA 94612 510-463-2064
Landscape Architect	Ripley Design Group Attn: Annika Carpenter 1615 Bonanza St, Suite 314 Walnut Creek, CA 94596 925-938-7377

Site Info			
Address	1600 Deer Valley Road, Antioch, California Contra Costa County		
APN	057-022-013 and 055-071-026		
Area	37.56 Acres		
General Plan	Existing	055-071-026	Medium Low Density Residential
		057-022-013	Sand Creek Focus Area Low Density Residential
	Proposed	Sand Creek Focus Area Low Density Residential	
Zoning	Existing	PD- Planned Development	
	Proposed	PD- Planned Development	

PROJECT SITE CHARACTERISTICS:

The project site consists of 37.56 acres of primarily undeveloped gently sloping land. Currently, the site includes a limited cattle-grazing operation. Historical uses of the site include grazing and limited natural gas exploration. The site is traversed by several gas line easements which are all retained in open space.

Proposed Use: Construction of 121 single family detached homes on minimum 7,000 square foot lots, plus public streets, and private open space composed of park, playground, dog park, walkways, and detention basin. The proposed density is 3.2 dwelling per acre.

Existing streets are proposed to be extended completing existing dead ends in the community to the north. They would be built to city standards and deeded to the City. Deer Valley green way adjoining the parcel, internal park, walkways and retention basin would be maintained by a new HOA to be formed for the community. The main entry into the project is proposed to be at a widened Wellness Way at the south side of the project across from the main entry into the Kaiser Hospital complex.

Surrounding land uses are:

North: single family homes,

East: single family homes approved and under construction.

South: Kaiser Hospital and PG&E substation.

West: Deer Valley Road and open space approved for mixed use development per the Sand Creek Focus Area plan

Entitlement Requested:

General Plan Amendment: The smaller of the two parcels, 055-071-026 has a general plan designation of Medium Low Density Residential. The large parcel has a general plan designation of Sand Creek Focus Area Low Density Residential. Applicant seeks a General Plan Amendment to make the smaller parcel consistent with the larger parcel. So both would have the same general plan designation of Sand Creek Focus Area Low Density Residential.

Tentative Map: Application seeks approval of a vesting tentative map

Final Development Plan: The development plan includes 4 hours plans each with three unique elevations. The homes would be a mix of 1 and 2 story ranging in size from 2,799 square foot 3 bedroom 2 bath to a 3,363 square foot 5 bedroom 4 bath home. All set backs, lot coverage and other lot requirements are met. Masonry walls will be built to surround the project. Stormwater retention is on site.

Public Facilities and Amenities

Proposed public facilities and recreational amenities, including open space and trails, and park.

- **Deer Valley Road:** The project fronts on Deer Valley Road and would create an extension of the Deer Valley parkway landscape design.

- **Open Space and Trails:** In addition to the Deer Valley Road parkway improvements the project would include a landscaped and trail improvements over existing gas line pipelines. Setting aside approximately 1.5 acres as open space.
- **Parks and Landscape Areas.** The proposed project would include a 1.12 acre neighborhood park. Landscaped areas would also be provided throughout the development.
- **Retention Basin.** The proposed project includes a 1.51 acre stormwater control retention basin.

Design Review: The architecture for Deer Valley Estates springs from an intention to create a community that is rooted in tradition and at the same time is looking to the future. Residential design in the 20th century took many shapes and forms, and 3 innovative styles that enjoyed popularity and success were Prairie Style, Ranch Style, and Mid-Century Modern. These three styles have distinct characters, but also share some common attitudes in their emphasis on horizontality, connection to the land, and an honest use of materials. The homes at Deer Valley Estates take these three styles as inspiration and reinterpret them with an eye towards today's lifestyles and contemporary materials.

The Modern Prairie style is inspired by the hipped roofs, broad eaves, horizontal banding, and alternating rhythm of piers and glazing typical of the original Prairie Style reinterpreted using horizontal stone veneer, strong horizontal banding, and broad hipped roofs.

The Contemporary Ranch style is an updated take on ranch style homes with a mix of gable and shed roofs, exposed beams, stone accents, and a warm color palette.

The Mid-Century Modern style is a 21st century take on classic 1950's residential design, employing strong shed roof forms, larger groupings of glazing, exposed beams, cooler tones, and pops of color.